007.0	0005	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	885,900 /	885,900
USE VALUE:	885,900 /	885,900
ASSESSED:	885,900 /	885,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	N & S LAKEHILL LLC
Owner 2:	
Owner 3:	
Street 1:	7 SHUTE ST #1
Street 2:	
Twn/City:	EVERETT
St/Prov:	MA Cntry Own Occ: N
Postal:	02149 Type:

PREVIOUS OWNER

Owner 1:	YACOBIAN SONA R -
Owner 2:	SHINTO NANCY A -
Street 1:	7 SHUTE ST #1
Twn/City:	EVERETT
St/Prov:	MA Cntry
Postal:	02149

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Asbestos Exterior and 2212 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5172.000	425,800		460,100	885,900
Total Card	0.119	425,800		460,100	885,900
Total Parcel	0.119	425,800		460,100	885,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.50 | /Parcel: 400.50

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	6549
GIS Ref	
GIS Ref	
Insp Date	02/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 007.0-0005-0009.0

!701!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	425,800	0	5,172.	460,100	885,900		Year end	12/23/2021
2021	104	FV	406,700	0	5,172.	460,100	866,800		Year End Roll	12/10/2020
2020	104	FV	407,200	0	5,172.	460,100	867,300	867,300	Year End Roll	12/18/2019
2019	104	FV	316,100	0	5,172.	488,900	805,000	805,000	Year End Roll	1/3/2019
2018	104	FV	313,600	0	5,172.	356,600	670,200	670,200	Year End Roll	12/20/2017
2017	104	FV	294,100	0	5,172.	310,600	604,700	604,700	Year End Roll	1/3/2017
2016	104	FV	294,100	0	5,172.	264,600	558,700	558,700	Year End	1/4/2016
2015	104	FV	262,100	0	5,172.	258,800	520,900	520,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:53:37

LAST REV

Date	Time
08/08/19	08:34:45
mmcmakin	

USER DEFINED

Prior Id # 1:	6549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 701

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YACOBIAN SONA R	73000-447	1	7/26/2019	Convenience	1	No	No		
YACOBIAN ANNE N	71167-264	1	6/15/2018	Convenience	1	No	No		Anne Yacobian dod 4/22/2018
YACOBIAN ANNE N	63523-500		4/24/2014	Convenience	1	No	No		
	11755-296		10/17/1969		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	Inspected	BS	Barbara S
2/15/2018	MEAS&NOTICE	BS	Barbara S
1/22/2009	Meas/Inspect	189	PATRIOT
10/28/1999	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
1/27/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5172		Sq. Ft.	Site		0	80.	1.11	1									460,130						460,100	

Total AC/HA:	0.11873	Total SF/SM:	5172	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	460,130	Spl Credit		Total:	460,100

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12468350
Const Adj.:	0.93100190
Adj $ / SQ:	188.475
Other Features:	107000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617129
Depreciation:	191310
Depreciated Total:	425819

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

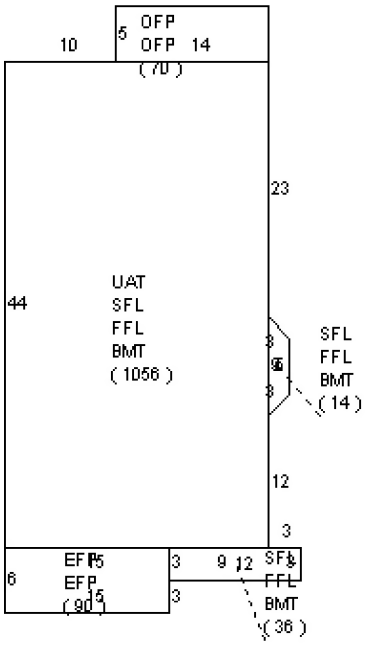
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.47
Special Features:	0	Val/Su Net:	109.12
Final Total:	425800	Val/Su SzAd	192.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,106	56.540	62,536
FFL	First Floor	1,106	188.470	208,453
SFL	Second Floor	1,106	188.470	208,453
UAT	Upper Attic	264	75.390	19,903
EFP	Enclos Porch	180	39.430	7,097
OFP	Open Porch	140	26.330	3,687

Net Sketched Area:	3,902			Total:	510,129
Size Ad	2212	Gross Area	4694	FinArea	2212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	